

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

**December 11, 2006**

**CALL TO PODIUM:**

**Rob Robinson, Planner**

**RESPONSIBLE STAFF:**

**Greg Ossont, Director Planning &  
Code Administration**

**Rob Robinson, Planner**

**AGENDA ITEM:**

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Joint Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
<b>x</b>	Work Session Discussion Item
	Other:

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item is a public hearing)

Introduced	NA
Advertised	10/18/2006
	10/25/2006
Hearing Date	11/06/2006
Record Held Open	Indef.
Policy Discussion	

**TITLE: SDP-06-005 JOINT WORK SESSION:**

This application requests approval for Schematic Development Plan SDP-06-005, per annexation X-182, known as the Crown Property (Parcels 445, 600, 905, 883, & 820) in Gaithersburg, Maryland. The property is zoned MXD (Mixed-Use Development).

**SUPPORTING BACKGROUND:**

The Joint Public Hearing for SDP-06-005 was held on November 6, 2006. A complete overview of the application was presented that evening. During the course of the hearing, specific aspects of the application were commented upon. These key issues namely concerned traffic impacts, community design, and neighboring communities concerns. (Ex. 227)

The Applicant's development team and staff will be presenting an update on the progress of the following issues in order:

- Brief Introduction by staff
- Discussion of Design Guidelines & Architecture by Matt Bell (EEK)
- Open Space and Recreation Areas by Gary Unterberg (RCI)
- Off-site Road Improvements by Planner Robinson
- Briefing on meetings with representatives of Washingtonian Towers and the Courtyards at Rio by Director Ossont

The entire presentation should take 25 minutes.

*Attachments:*

*Index of Memoranda and Exhibits (In **Bold**)*

**DESIRED OUTCOME:**

**Conduct Work Session.**

**Provide Staff & the Applicant guidance.**

Joint Public Hearing  
SDP-06-005  
Nov. 6, 2006

Index of Memoranda  
Crown Farm SDP-06-005

- 1) SDP Application SDP-06-005, 9/22/06
- 2) Application SDP-06-005 Checklist, 9/22/06
- 3) Application SDP-06-005 Receipt, 9/22/06
- 4) Crown Farm Vicinity Map
- 5) Application SDP-06-005 LEED Checklist, 9/22/06
- 6) Application SDP-06-005 Demonstration of Compliance with Master Plan
- 7) Resolution R-82-06: Granting Annexation (X-182) of the Crown Property into the City of Gaithersburg (COG)
- 8) Ordinance O-8-06: Establishing MXD Zoning and Sketch Plan Approval for the Crown Property
- 9) Approved X-182 Annexation Agreement, 8/7/06
- 10) List of Agencies Receiving Plan Transmittals
- 11) JPH Legal Advertisement in October 18 & 25, 2006 issues of The Gazette
- 12) Notice of Joint Public Hearing, Mailed Oct. 20, 2006
- 13) Notice of JPH Mailing List
- 14) Letter from Mr. Dusty Rood, Rodgers Consulting Inc. (RCI), to Mrs. Erica Shingara, City of Gaithersburg, 9/21/06
- 15) Copy of Forest Conservation Plan Application, 9/22/06
- 16) Copy of Environmental Standards Waiver Application, 2/22/06
- 17) Wildlife Management Report Outline

- 18) Letter from Mr. Michael Kay, RCI, to Mr. Jim Arnoult, City of Gaithersburg, regarding Road Code Waivers: 9/22/06
- 19) Copy of Road Code Waiver Application: 9/22/06
- 20) Crown Farm Traffic Mitigation Plan: 9/21/06
- 21) Traffic Signal Warrant Analysis for Fields & Decoverly Roads, The Traffic Group: 9/19/06
- 22) Proposed Off-Site Road Improvements Staging Plan
- 23) Proposed On-Site Road Improvements Staging Plan
- 24) Letter from Ms. Barbara Sears, Linowes & Blocher, to the Mayor & City Council Requesting a Parking Waiver: 9/21/06
- 25) Letter from Mr. Michael Kay, RCI, to Mr. Greg Ryberg, City of Gaithersburg: 9/21/06
- 26) Storm Water Management (SWM) Concept Report & Preliminary Dam Breach Analysis, RCI: 9/21/06
- 27) Workforce Housing Program: 9/22/06
- 28) Draft HOA Documents: 9/22/06
- 29) Crown Property Design Guidelines: 9/22/06
- 30) SDP-06-005 Cover Sheet: 9/22/06 (24" x 36")
- 31) SDP-06-005 Notes & Details: 9/22/06 (24" x 36")
- 32) SDP-06-005 Lot Sizes & Setbacks: 9/22/06 (24" x 36")
- 33-40) SDP-06-005 Schematic Development Plan: 9/22/06 (24" x 36")
- 41-42) SDP-06-005 Road Details & Road Code Waiver Exhibit: 9/22/06 (24" x 36")
- 43) SDP-06-005 Boundary Survey: 9/22/06 (24" x 36")
- 44-51) SDP-06-005 Landscape & Lighting Plan: 9/22/06 (24" x 36")
- 52) SDP-06-005 Landscape/ Lighting Plan Notes & Details: 9/22/06 (24" x 36")

- 53-55) SDP-06-005 Landscape Amenities: 9/22/06 (24" x 36")
- 56) SDP-06-005 Open Space Exhibit: 9/22/06 (24" x 36")
- 57) SDP-06-005 Preliminary Forest Conservation Plan: 9/22/06 (24" x 36")
- 58) SDP-06-005 NRI/FSD: 9/22/06 (24" x 36")
- 59) SDP-06-005 Environmental Waiver Exhibit: 9/22/06 (24" x 36")
- 60) SDP-06-005 Noise Mitigation Plan: 9/22/06 (24" x 36")
- 61-62) SDP-06-005 Conceptual Utility: 9/22/06 (24" x 36")
- 63-64) SDP-06-005 Rough Grading Plan: 9/22/06 (24" x 36")
- 65-66) SDP-06-005 Parking Distribution Plan: 9/22/06 (24" x 36")
- 67-68) SDP-06-005 Truck Turning Exhibit: 9/22/06 (24" x 36")
- 69-70) SDP-06-005 Street Signage & Pavement Marking Plan: 9/22/06 (24" x 36")
- 71) SDP-06-005 Traffic Calming Plan: 9/22/06 (24" x 36")
- 72) SDP-06-005 MPDU & Workforce Housing Plan: 9/22/06 (24" x 36")
- 73) SDP-06-005 Height Diagram Exhibit: 9/22/06 (24" x 36")
- 74) SDP-06-005 Key Lot Plan: 9/22/06 (24" x 36")
- 75-77) SDP-06-005 Architectural Elevations-Neighborhood 2: 9/22/06 (24" x 36")
- 78-81) SDP-06-005 Architectural Elevations-Neighborhood 3: 9/22/06 (24" x 36")
- 82) Letter from Mr. Raymond Burns, State Highway Administration (SHA), to Mrs. Trudy Schwarz, City of Gaithersburg: 10/18/06
- 83) Certification of Publication of Joint Public Hearing Notice in The Gazette: 10/23/06
- 84) E-mail from Mr. Wayne Goldstein: 10/22/06
- 85) SDP-06-005 Cover Sheet: Revised 10/30/06 (24" x 36")
- 86) SDP-06-005 Notes & Details: Revised 10/30/06 (24" x 36")

- 87) SDP-06-005 Lot Sizes & Building Lines: Revised 10/30/06 (24" x 36")
- 88-95) SDP-06-005 Schematic Development Plan: Revised 10/30/06 (24" x 36")
- 96-97) SDP-06-005 Road Details & Road Code Waiver Exhibit: Revised 10/30/06 (24" x 36")
- 98) SDP-06-005 Boundary Survey: Revised 10/30/06 (24" x 36")
- 99-106) SDP-06-005 Landscape & Lighting Plan: Revised 10/30/06 (24" x 36")
- 107) SDP-06-005 Landscape & Lighting Notes & Details: Revised 10/30/06 (24" x 36")
- 108) SDP-06-005 Neighborhood 2 Central Green: Revised 10/30/06 (24" x 36")
- 109) SDP-06-005 Neighborhood 2 & 3 Trail Head Plan: Revised 10/30/06 (24" x 36")
- 110) SDP-06-005 Neighborhood 3 Recreation Center: Revised 10/30/06 (24" x 36")
- 111) SDP-06-005 Open Space Exhibit: Revised 10/30/06 (24" x 36")
- 112) SDP-06-005 Preliminary Forest Conservation Plan: Revised 10/30/06 (24" x 36")
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- 129) SDP-06-005 Key Lot Plan: Revised 10/30/06 (24" x 36")
- 130-132) SDP-06-005 Arch. Elevations-Neighborhood 2: Revised 10/30/06  
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- 133-136) SDP-06-005 Arch. Elevations-Neighborhood 3: Revised 10/30/06  
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- 137-140) SDP-06-005 Preliminary Street Profiles: Revised 10/30/06 (24" x 36")
- 141) SDP-06-005 Cover Sheet: Revised 10/30/06 (11" x 17")
- 142) SDP-06-005 Notes & Details: Revised 10/30/06 (11" x 17")
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- 193-196) SDP-06-005 Preliminary Street Profiles: Revised 10/30/06 (11" x 17")
- 197) SDP-06-005 Color Neighborhood 2 & 3 Trail Head Plan: Revised 10/30/06  
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- 198) SDP-06-005 Color Neighborhood 2 Central Green: Revised 10/30/06  
(11" x 17")
- 199) SDP-06-005 Color Neighborhood 3 Recreation Center: Revised 10/30/06  
(11" x 17")
- 200) Revised letter from Mr. Michael Kay, RCI, to Mr. Jim Arnoult, City of  
Gaithersburg, regarding Road Code Waivers: 10/30/06

201) Revised Design Guidelines: 10/31/06

202) Plan Comments from Mr. Sam Farhadi, Montgomery County DPWT,  
Received via e-mail: 10/31/06

**Joint Public Hearing Held November 6, 2006**

203-216) Applicant Exhibits Presented at SDP-06-005 Joint Public Hearing:  
11/06/06

217) Historic Preservation Advisory Committee Testimony Submitted during SDP-  
06-005 Joint Public Hearing: 11/06/06

218) Mayor & City Council SDP-06-005 Joint Public Hearing Cover Sheet:  
11/06/06

219) Letter from Ms. Rosalind MacLennan to Assistant City Manager Fred Felton:  
11/08/06

**Joint Work Session December 11, 2006**

**220) Revised proposed off-site road improvements 11/17/06**

**221) Revised Design Guidelines 12/11/06**

**222) Proposed layout of Neighborhood 3 Club House & Pool: 11/6/06  
(11"x17")**

**223) Open Space Illustrative Plan: 11/6/06 (11"x17")**

**224) Cottage Enclave Illustrative Plan: 11/6/06 (11"x17")**

**225) Fields Road Existing & Proposed Exhibit: 11/6/06 (11"x17")**

**226) Offsite Sidewalk Exhibit: 11/6/06 (11"x17")**

**227) City Council Minutes November 6, 2006**

**228) Off-site Road Improvement Exhibit: 11/6/06 (11"x17")**